

RICHMOND, VA., SUNDAY, JULY 30, 1911.

PRICE FIVE CENTS.

COTTAGE HOMES
AT OTTERBURNRejuvenated and Rebuilt
Summer Resort in
Southside Virginia.RICHMOND COLONY
HOLDS THE FORTCottage Ownership Plan Be-
comes Popular—Valuable Prop-
erty Gets Back in Limelight,
and Many Guests Find De-
lightful Changes From
Former Drawbacks.

BY FRANK S. WOODSON.

Otterburn Springs, Va., July 29.—Last spring, soon after the newly organized Otterburn Springs Company got possession of this valuable water-
ing and summering place property, and had gotten well under way in the matter of tearing down and rebuilding, in putting in water works and gas works and making the place ideal for a summer home, I came up here to see for myself what was going on. I was much surprised at the dilapidated condition of the hotel and the cottages and the grounds, and thought the new company, although composed of men of considerable energy, had a big job on hand, the job of making the place the splendid resort nature and the health-giving waters of the little spring intended it should be; for no matter how much nature and good water may do, no matter how much nice shade the umbrageous foliage of the grand old oaks may afford, no matter how delightfully cool the nights may be in the open air, people in search of health or recreation or rest in the summer time want good beds to sleep on, want to find good things to eat in the dining hall, want to find at least some of the comforts they left in their city homes, and it so happened that for several years past these had not been found at Otterburn, and there was a reason for it, as I learned.

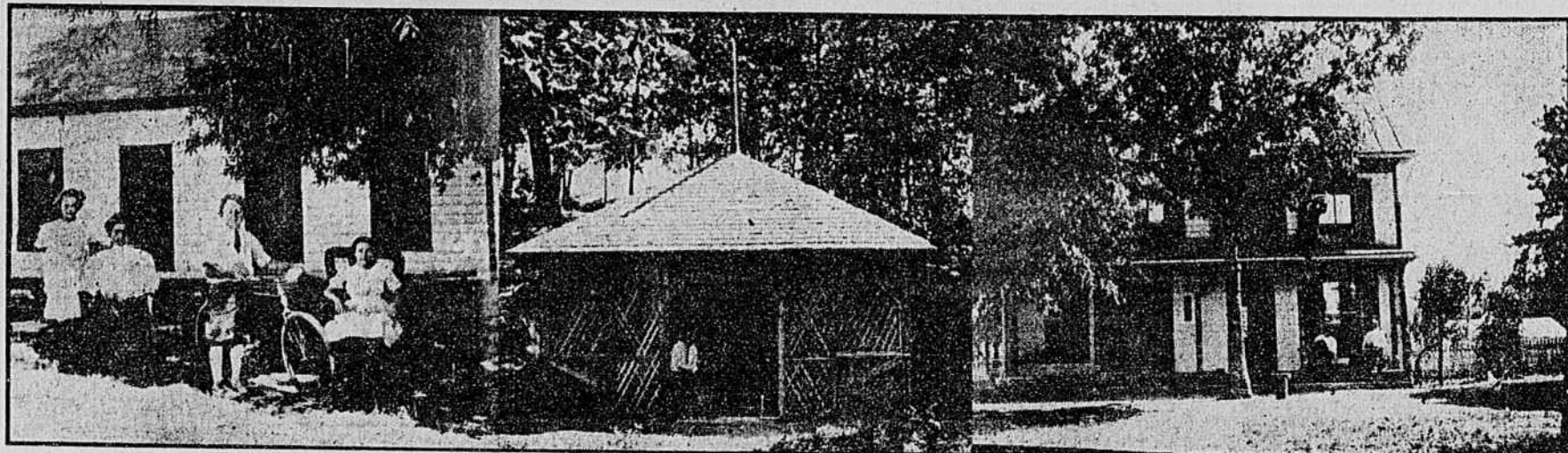
How Otterburn Was Blackeyed.
Soon after the discovery of the springs and the fact became known that from them flowed health-giving waters for the dyspeptics and the people with diseased kidneys and disordered livers, a good hotel was built, and for several years the place was famous and crowded with visitors every summer. In the course of time a hotel man who was a rather poor manager and a poorer business man acquired a controlling interest, and undertook the management. There is no denying the fact that he gave the place a black eye, and it was but natural that in the winding up of his estate, which, under Providence, became necessary, the entire property got tied up in the courts, and there it remained tied for three years and more. In the meantime it was rented by order of the court for only a year at a time. As no renter had a certainty of occupancy for more than a short season, no renter took more than a season's interest in it, not caring whether the reputation suffered or not, or whether the property was cared for or not, just so he came out at the big end of the horn at the close of the season.

New Company's Good Work.
Several years of this kind of business not only knocked the reputation of a once popular resort into a cocked hat, but it was in this shape when the company which bought it at the court-ordered sale took possession. The company at once went to work to make the place attractive, and with the intention of redeeming the lost reputation. It was hardly expected that the lost reputation could be gathered together in one season, but such has been the result, it can be allowed to judge by the favorable comments of the nearly 100 guests now here. The company practically rebuilt the hotel and cottages and put in all modern conveniences, such as water, gas, bath-rooms, first-class furniture, etc., and the guests of this year found on arrival many of the city conveniences left at home, and were delighted. The place has been liberally patronized since the opening day in June, and now every room in the hotel is filled, and the cottages have been engaged for the month of August. The hotel and cottages accommodate 125 people, and August 1 will be that number here, according to the bookings. So notwithstanding the black eye that came from the causes that have been explained, the new management has within the first half of its first season cleared up the black eye and restored the reputation of the good old place.

Hotel and Cottages.
The hotel is a proper contain-
ten acres on a beautiful knoll sloping
in three directions and affording
perfect drainage. This knoll is covered
with lovely oak, hickory, poplar and
other shade trees, making it an ideal
spot for resting in the hot summer-
time. The hotel proper has forty-two
bedrooms, ten bathrooms, parlors,
reception halls and offices. The dining-
room is 90x20 feet, and is beautifully
located. There are eight cottages on
the grounds, which contain ten lodg-
ing rooms, and these, too, are to have
water and will be gas lighted. The
widely shaded commodious halls on both
floors of the hotel are a summer com-
fort and a joy for all of the hot days.
The spring, enclosed in solid rock
and surrounded by granolithic floors and
covered by an open pavilion, is 300
yards from the hotel, and is reached
by a charming winding path, beauti-
fully shaded and essentially attractive
to spoony lovers as well as the ad-
mirers of the beauties of nature. A
macadam road will be laid from Otter-
burn Station, on the Southern Road,
at which all trains stop in the summer
season, and the walk from the station
to the hotel is but an eight-minute
stroll. The macadam road will also
go on to Amelia Courthouse, just a
mile away.

The Cottage Colony Plan.
But after all what most interests me is
(Continued on Third Page.)

CHEERING SCENES ABOUT OTTERBURN SPRINGS



A COTTAGE SCENE.

THE SPRING.

THE MANN COTTAGE.



THE GROUNDS AND AUTO ROAD.

THE HOTEL.

HENS TO CONTEST
ON MANY NESTSEgg-Laying Tournament, First
of Its Kind Held in This
Country.

INAUGURATED BY NEWSPAPER

Hens to Fight It Out a Whole
Year—Valuable Results
Expected.

BY WALTER C. SCHAAF.

To a Philadelphia newspaper belongs the credit of the installing of the first egg-laying contest in the United States. This is a work which should have been done by the National American Poultry Association long ago. Australia, for instance, is twenty years ahead of us in this respect, having at present not less than ten egg-laying contests under the supervision of the national government and State provinces. If we get down to the point the fundamental value of a hen is in the number of eggs that she will produce in any given period. We all like fine looks and feathers, but as said above, the profit of any poultry plant depends on the amount of eggs produced.

A Year's Contest.
The contest will begin November 1 and last one year from the opening day. An entrance fee will, of course, be required. All fowls entered must be of some recognized breed or variety, mongrels or cross-bred fowls not being admitted. Pens must be on the grounds of the Storrs Agricultural Experiment Station at Storrs, Conn., not later than October 25, and they may be shipped as early as October 2. Each entry will consist of six pure bred females, either hens or pullets. Five layers shall constitute a pen, the sixth female being held in reserve for substitute in the case of death or other trouble. Should any surplus over and above the economical management of the contest remain from entry fees, etc., the same will be equitably divided between the owners of the competing pens. Thus it will be seen that this is not a money-making affair, but purely a national exhibition and contest in the interest of a great and growing industry.

Arrangements Complete.
The rules, copies of which I have, were formulated at a lengthy session of the advisory board, selected from the most prominent poultrymen of the continent, whose names are affixed to their report. At this session every possible question and principle governing the contest was discussed at length, and a rule established to cover each detail.

The competition will begin November 1, 1911, and continue for one year. It will be held at the plant of the Connecticut Agricultural College, at Storrs, Conn., on land never before used for poultry culture. The hens entered in the contest will be housed in new buildings erected for the purpose. Each entry, according to the decision of the board, shall consist of six hens. Male birds have been excluded, it being the opinion of the board that this exclusion will make possible a better determination in egg productivity. The houses erected for the competition will be fitted with trap nests, five nests in each pen. This arrangement will guard against any failure to keep an accurate record of each hen, and will also provide against any tendency on the part of a hen to lay in the litter for lack of nest capacity.

Data to Be Published.

The results of this accurate system
(Continued on Second Page.)BIG FARM VALUES
IN THE SOUTHLANDVirginia Figures Among Those
That Are Yet to Come From
Headquarters.

GREAT INCREASE IN DECADE

South Leads Other Parts of
Country in the Very Gratify-
ing Figures.

BY FRANK S. WOODSON.

The Virginia agricultural statistics made, or to be made, by the census takers of last year are not yet available, and probably will not be for several weeks to come, as Virginia with a big "V" stands low down in the alphabetical list of States and must wait a good while for its turn, but enough information is at hand to show that the increase in farm land valuations and farm implement valuations have been enormous all over the South in the last decade, and it is right in the pace, and in none of these figures will it fall behind any of its sister Southern States. I hope to have the figures from the Census Bureau to verify this statement in a short while.

In the meantime I find that one of the expert young men of the Manu-
facturers' Record force has digested some intensely interesting census figures concerning the farm lands of the whole country and such of the South-
land farms as are alphabetically pre-
cedable, and as a kind of prelude to the Virginia story which must in the nature of the case be forthcoming quite soon, I want to use at least a part of his findings as they appear in the current issue of his splendid publication.

From this compilation I find that between 1900 and 1910 the value of lands in farms in the South more than doubled, increasing from \$2,388,592,000 to \$5,207,200,000, or by \$2,818,608,000, equal to 118 per cent. The rate of increase in the South was slightly greater than the rate of increase in the rest of the country, which shows an increase from \$10,689,416,000 to \$23,176,861,000, or by \$12,507,445,000, equal to 117.2 per cent. The figures for six Southern States are yet to be made public. Virginia is among them, but those for all other States have been announced, together with the total for the country. So it is a comparatively easy matter to give a fair estimate of the Southern total. The values of farm lands and farm buildings in 1900 and 1910, by sections, together with the rates of increase, are given in the following tables, including, such estimate:

Farm Land Values.			
Section.	1900.	1910.	Inc. P. C.
New England...	\$23,449,000	\$39,142,000	68.7
Middle...	\$21,671,000	\$37,513,000	73.8
Old-Route...	\$18,423,000	\$31,259,000	69.9
Trans-Rocky...	\$20,222,000	\$37,816,000	88.4
South...	\$2,388,592,000	\$5,207,200,000	118.2
Totals...	\$113,638,005,000	\$233,821,000,000	117.3

Farm Buildings Values.			
Section.	1900.	1910.	Inc. P. C.
New England...	\$14,497,000	\$22,778,000	56.9
Middle...	\$10,711,000	\$17,257,000	61.2
Old-Route...	\$8,870,000	\$13,878,000	56.4
Trans-Rocky...	\$12,423,000	\$20,878,000	68.1
South...	\$68,188,000	\$132,831,000	95.6
Totals...	\$2,554,629,000	\$4,294,025,000	66.9

In continental United States the increase in the last decade was from \$13,058,008,000 to \$23,821,000,000, or by \$10,762,992,000, equal to 117.3 per cent. In the value of farm lands, including lands on certain Indian reservations in Montana, and from \$3,556,639,000 to \$6,294,025,000, or by \$2,737,386,000, (Continued on Third Page.)

WATER POWERS
IN UPPER HANOVERNobody Has Been Playing the
Dog in the Manger
Act.

POWERS CAN BE UTILIZED

William C. Noland Corrects Some
Misleading Statements Found
in Hanover Writeup.

In the Industrial Section of July 16 I had an article on "Things Heard and Seen in Hanover County." Among other things I heard about in the northwest section of that grand old county were some undeveloped water powers in Little River and the North Anna River belonging to a syndicate composed of Nelson B. Noland, of Hanover, whose post-office in Beaver Dam, and two or three Pennsylvania citizens. It was stated, upon information received in the neighborhood, that the syndicate would neither develop or sell the powers, although several people had tried to get the same with the view of developing said powers that industries of various kinds might be established at Doswell and Verdon and at other points in Hanover on the Chesapeake and Ohio railway. It was also stated, also on information received in the neighborhood, that the syndicate was thus playing the "dog in the manger act."

William C. Noland, of Richmond, brother of one of the members of the syndicate, tells me that my information as to the "dog in the manger act" was misleading to say the least of it. He says the syndicate acquired the property to do the very thing that it is now accused of refusing to do, that is, sell it with ample adjoining lands that factories of one kind and another may be put in operation and also acquired, right at the Little River power, a tract upon which there are valuable and extensive deposits of granite, a magnificent sample of which was polished and exhibited at the Jamestown Exposition and is now on exhibition in the Virginia State Permanent Mineral Exhibition. William C. Noland, acting as agent for the syndicate, has made effort to sell the water power, that it may be converted into electric power to run factories at Doswell, Verdon and other points.

To this end the syndicate acquired property in Doswell between the C. & O. and R. F. & P. railway lines, so as to be able to offer prospective manufacturers factory sites and also ample lands near the two water powers. Mr. Noland advertised these properties and powers and made special effort to interest stonemasons and ballast makers in the granite quarries, but without success. He even went so far as to do considerable advertising. It may be that he did not advertise in the right place, for he ought to have known that the place to advertise a Virginia industrial proposition is in the columns of the Industrial Section of The Times-Dispatch, but that is neither here nor there; the fact remains that, acting for the syndicate, he did try to dispose of the power in the two Hanover county streams, that they might be developed, converted into electric power and made to run numerous industries, and that is sufficient evidence that injustice was done the syndicate when it was asserted that it was playing the dog in the manger act.

By the way, Mr. Noland tells me that the two engineers who were paid liberally by the syndicate to survey the powers reported that more than (Continued on Second Page.)

VIEWS AND NEAR VIEWS,
HINTS AND SUGGESTIONSAs to Convict Management—Comments of a
Rural Writer—Shall Poultry Show Shake
Richmond and Go to Tidewater Section?
Various Views and Suggestions.

BY FRANK S. WOODSON.

Industrial Editor.
A back county friend, a man who is much in favor of building good roads in Virginia, especially in his own county, and is not very much afraid of automobiles, sends me a clipping from a Chicago paper and asks me to comment upon it, and then he proceeds to do a little commenting of his own. But first let's have the clipping. Here it is:

"What will the next twenty-nine years bring forth? Is the natural query of one who reads the story of the amazement with which Frederick Klingdell, just released from confinement for that length of time in the Stillwater (Minn.) prison, looks upon telephones, automobiles, aeroplanes, moving pictures and political developments."

"It is worthy of note that Klingdell had little news in prison. Arthur was President when he was sentenced; he never had heard that Roosevelt had been in office, and knew nothing of the syndicate would neither develop or sell the powers, although several people had tried to get the same with the view of developing said powers that industries of various kinds might be established at Doswell and Verdon and at other points in Hanover on the Chesapeake and Ohio railway. It was also stated, also on information received in the neighborhood, that the syndicate was thus playing the 'dog in the manger act.'"

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Hampton, Newport News and Old Point can take care of all the visitors, and there will be no need to cross Hampton Roads to find a lodging place.

"I am interested in poultry and will be glad to have the show in this section."
That's good talk and true talk. I am sure that if the Virginia chicken breeders decide to hold their fair in the Tidewater section Hampton is an ideal place for it, but, from a thing or two things I have heard within the past week I am inclined to think Richmond isn't going to let the poultry show get away from the capital city.

Some weeks ago I received an inquiry from an innocent new-comer to Virginia and the South, asking if there were any cotton factories in Virginia, North Carolina and South Carolina. I gave him a pretty long list of such factories in the States named, including several extensive plants of the character named in several Virginia towns. These facts and figures were given offhand, and no attempt was made to make them exact or give details. William A. Moorman, the wide-awake secretary of the Danville Commercial Association, has just issued a booklet showing the advantages of that manufacturing centre, and a most readable and informing booklet it is. Secretary Moorman claims that Danville is the second largest manufacturing centre in the State, Richmond, of course, being first, and then he says the largest and most prosperous cotton mills in all the South are located in his town, referring, of course, to the Riverside and Dan River Cotton Mills. From his figures which are taken from the books of the company, I learn that the capital invested is \$7,000,000, the spindles in operation are 250,000, looms 7,387, cotton consumed in a year 40,000 bales or 28,500,000 pounds; last year's output, 758,689 yards or 49,908 miles of white goods, gingham, checks, etc.—"nearly enough to go twice around the world." The factory buildings cover over forty acres, and the floor space amounts to nearly 200,000 square yards. The operatives employed are approximately 1,500 and the monthly payroll foots up a little over \$120,000. Secretary Moorman adds that none of the operatives have lost a day's pay in many years on account of a "bad down," and since the beginning of the cotton milling business in Danville "no one year has shown a smaller output than its predecessor." "The history of these mills from the start," says Mr. Moorman, "has been for each succeeding year more buildings, more goods, higher looms, higher grade goods, higher grade and better paid operatives." That is a fine story of Virginia commercial and industrial development, and one that should be encouraging to all the good Virginia towns.

The rains have come to the Middle West in time to save the corn crop, and to some parts of Virginia they have also come along in good shape. Let us hope the showers and the downpours will visit all other sections of the old State in the "nick of time." The corn crop is all right so far, but it needs dampening terribly.

The "Richmond Boosting" proposition for the early fall is attracting general attention, and when that October "Rooster's Train" starts out from the city for its whirlwind boosting tour there will be something doing.

Strange as the statement may be, the fact is that the drought has some- (Continued on Second Page.)

REAL ESTATE AND
BUILDING NEWSThrough Mist of Mid-
summer Dullness a
Bright Outlook Peeps.INVESTORS ARE
TAKING NOTICEMuch Inquiry for Business Prop-
erty and Factory Sites—Cap-
italists Coming Forward to
Meet Demand for Cheaper
Tenements—Deal on
Shockoe Slip.

There is a good deal to be said about the real estate conditions and the real estate market, and a good deal would be said and printed, too, if the man of news had any way of prizing open the mouths of the real estate agents who are not away having a little vacation, but are lingering in their offices to look after the odds and ends of the midsummer dullness; but there is no way to make them very large to report. There being but little of that kind of "talkability," as Dr. Van Dyke would call real good talking, on tap the past week, there is but little for the truthful man of news to report. Of course, he could discourse to several columns' length on the probabilities and the possibilities, and have good grounds upon which to base his optimistic discourse and his fine-spun prophecies; but what the reader wants is fact, and not theory or speculative hot air.

Encouraging Outlook.
Allowing all possible and all speculative discount for hot air talk, it is safe to say that the real estate situation was perhaps never more encouraging in a midsummer season than it is right now—encouraging to the real estate man who is looking for big commissions in the early fall, encouraging to the speculator and plunger who have invested with the view of turning a good profit when the autumn activity assumes shape, encouraging to the man who owns a little too much property and needs ready cash or will need it in the early fall more than he does Richmond dirt, encouraging to the home-maker who sees in the immense suburban development chances to buy home lots at much less money than will be required of him within the old city lines, and yet within reach of trolley line development and extensions which put him in quick touch with the business centre of the city, and finally encouraging to the holder of business site property, who can but view with admiration the active demands and the constant inquiry of manufacturers and industrial plungers for factory and store and warehouse sites of various and sundry kinds.

Investors Taking Notice.
From the information I can gather from the close-mouthed agents remaining in town, I learn that there is very active inquiry for business property anywhere in the city and especially including that part of it now known as South Richmond; for West End residential property and for suburban residential property. But most of the capitalists and other people who are seeking information to be worked upon in the early fall, and not a few of them are taking options that will give them until the fall months to decide upon final action and final investments. One real estate man, speaking of this fact, and the active demand for business property, said that it is not only interesting feature about it is that he can recognize in the inquiring men who are not talking and making inquiries just for fun, but are men who mean business, and in the main are not speculators or plungers, but permanent investors.

Cheap Homes for Renters.
Another real estate man talking with me about another very interesting feature of the midsummer business was that capitalists are inquiring for vacant property all over the city, some of which—indeed, much of it—having been very long vacant, and they are buying it, too, for the purpose of building cottages and small homes to be rented to working people. This agent says this kind of business is not confined to any section of the city, and assured me that the bulk of the real estate sales of the past week were of this character. "Yes," he continued, "at last the men of means have waked up to the fact that Richmond is growing, more working people are being called here every day, and they need and require homes for their families. It is a good sign of the times that capitalists are buying vacant property and building on it homes for working men, homes that can be rented cheap, say all the way from \$8 to \$15 per month. If Richmond had more of such cottages and small homes for rent, there would be less wallowing about the scarcity of labor." So spoke this man of the real estate persuasion, and I guess he knows pretty well what he was talking about.

Sales, Trades and Swaps.
There were many sales the past week, very many, as was outlined above, they were mostly on the small order, and it is to be doubted if the total of reportable sales amounted to more than \$200,000. There were, of course, a lot of deals and swaps and trades that would run the amount up very much higher. I have heard of several such, but deals and swaps and trades of one piece of property for another among speculators with possibly a little "boot" paid here and there, ought not to count always as real estate transactions. If they did the total sales of Richmond, even in a dull week could run up into the million dollar column without any trouble at all.

Coffee Roaster's Purchase.
The largest deal I have been able to locate for the past week was a sale made by H. S. Wallerstein to an unnamed buyer. Several months ago Mr. Wallerstein bought the property on Thirteenth Street, or more properly speaking, on Shockoe Slip, which in old times, about thirty years ago was (Continued on Second Page.)